

***Town of Southeast  
Architectural Review Board  
1 Main Street  
Brewster, NY 10509***

**Minutes – May 25, 2016**

**PRESENT:** Thomas Frasca, Acting Chairman  
Virginia Stephens  
Mary Larkin  
Katherine Weber  
Victoria Desidero, Administrative Assistant

**ABSENT:** John Goudey, Chairman  
Ashley Ley, AKRF

**CALL TO ORDER:** 7:30 PM

**AGENDA:** Pledge of Allegiance

**1. MACO LAND PROPERTIES, 1651 Route 22 (Tax Map ID 46.-3-14) –  
Review of Site Plan**

This was a continued review of an application for a Site Plan as referred by the Planning Board. The application contained the following documents:

1. ARB Application, prepared by Bibbo Associates, dated 5/12/16
2. SP-1, Site Plan, prepared by Bibbo Associates, dated 10/30/15; last revised 3/1/16
3. D-1, Details, prepared by Bibbo Associates, dated 10/22/01; last revised 4/20/15
4. ARB-1, prepared by ACM Builders, LLC, dated 3/11/16
5. ARB-2, Sign Details, prepared by ACM Builders, LLC, dated 3/11/16
6. Architectural Color Chart, MESCO Building Solutions, 09/14
7. Planting Plan, prepared by LADA, P.C., dated 10/25/02; last revised 4/13/16
8. Five (5) Elevations, prepared by Residential Realities, stamped received 5/11/16
9. Site Location Map and surrounding neighboring photos, stamped received 5/11/16
10. Building Details, prepared by Residential Realities, stamped received 5/11/16

Owner's Representative Jim McNamee and Engineer Joe Buschynski of Bibbo Associates appeared before the Board. Mr. McNamee said we are back with a little more detail on the plans that you requested and we brought some color samples to get a recommendation to the Planning Board. He said the building is the same as last month; it hasn't grown. It is roughly 3,000 on each level and we are proposing the metal panel building with a metal roof. He said the face of the building is a bronze color with a brick veneer at the front entrance and the roof is a green patina roof color. Mr. McNamee showed the Board samples of the paint colors saying he couldn't remember which panel members wanted to see them. Boardmember Stephens said so the roof is a green patina called Spruce and the walls are Medium Bronze? He said yes and the trim is Solar White. He said the color scheme is similar

to Brewster Honda's new building, the car wash by McDonalds and Uncle Bob's Storage facility. Boardmember Larkin asked about the siding and he said it is a metal panel siding and showed a sample of the material. Boardmember Larkin said so I am seeing these for the first time, what is... Mr. McNamee said that is the foundation and it can't be seen as the building is three stories but the rear of the building is below grade and the front is two stories and explained how the building is situated. Acting Chairman Frasca asked for the site plan and said is the entrance right to grade at the front? Mr. McNamee said yes. He asked if the back is down about 10 ft. and Mr. McNamee said yes. He asked Boardmember Larkin for comments on the planting plan. She said it is a little hard to understand how large the plantings will be. She said I see azaleas in front and euonymus in front, is... it is OK. Boardmember Larkin said euonymus tends to be sloppy looking. She said as I mentioned at the last meeting, there is climbing hydrangea in the back and I guess you are just putting that back there because? I don't really know why you need those, she said, and asked if there are 40 of them and why they are needed? Mr. Buschynski said those occur on the terracing of the retaining wall and, essentially, they are not visible but they will be on the terraces. Secretary Desidero asked if they were required for wetland purposes and he responded that they were a requirement of the ARB many years ago. Boardmember Larkin said she understands there is no one back there seeing it and she is sensitive to things that get messy and catch leaves and climbing hydrangea can do that. She said this is a very unusual plan and, aesthetically, it doesn't lend itself to tidy, nice, year round appeal. She asked if it was updated. Mr. Buschynski said not really; we removed some of the Spruce trees that were too close to the septic system. Boardmember Larkin said absolutely and I know there is a concern about sight lines on Route 22 and so forth. She said Arborvitae were considered deer proof 20 years ago but is not now due to the increased deer population. She said I would update it. Acting Chairman Frasca asked if she had any suggestions. Boardmember Larkin said I would save money on the landscaping in the back; replace the azaleas with spireas in the front; replace the two Arborvitae there as well. Acting Chairman Frasca said eliminate the plantings on the back tiers? She said yes, I would. The Board talked about why it would be better to eliminate those plantings that no one will see and use the money in the front if possible. Boardmember Larkin talked about where the Arborvitae are located and said they are too close to the front corners of the building and they are not attractive. Boardmember Larkin said she would recommend they do a lower blue juniper shrub or planter boxes, although boxes are more expensive and tend to attract cigarette butts. She said the trees are great, the plantings are minimal, which is OK, and she would like them to replace the euonymus with blue rug junipers, which are hardy in the snow and not messy looking. She said and that will give it a little more structure. Boardmember Larkin said I would plant no annuals, no bulbs or anything that requires maintenance. Chairman Frasca asked about lighting. Mr. Buschynski said the lighting is wall-mounted: two on the front, two on the back and two on each end. He said there will be cut-off luminaire in the parking areas, full height at 15 feet. He showed the Board pictures of where they are on the plan. Acting Chairman Frasca asked if they are just box lamps and they said yes. Mr. Buschynski said there is a lot of rails required because of the height of the walls. They discussed that it will be pressure treated wood, not painted. They talked about the tiers and how they are constructed. *(There were two conversations taking place simultaneously: Acting Chairman Frasca and Mr. Buschynski; and Boardmember Larkin and Mr. McNamee.)* Boardmember Weber asked what type of lights will be used and Mr. Buschynski said they will be metal halide lights and explained it is a bluer tint to the light. Acting Chairman Frasca asked if everyone is OK with the suggested planting plan and they said yes. Acting

Chairman Frasca said thank you for the elevations we asked for and said his only comment is why wouldn't you put divided light windows on the north and south sides of the building? Mr. McNamee said it was the opinion of the architect/designer that would be too much. Boardmember Weber asked about the trim and the Board discussed that all the trim is "Solar" white. Boardmember Larkin asked if all the leaders coming down will be white against a dark bronze siding and Mr. McNamee said he hadn't thought that far ahead but he would think they would be but I guess you could go either way. She said you might want to consider making them blend in with the walls. He said we probably could do that as there shouldn't be a difference in cost. Acting Chairman Frasca said it might blend better. Everyone agreed that would look better. He said the other question I have is... it looks like the columns are a different shade or is it the same white? Mr. McNamee said it is pretty much standard white throughout. Boardmember Weber asked if they selected their shade of the brick and Mr. McNamee showed the Board a sample. She said that's fine. Acting Chairman Frasca said it is closer to the copper color of the building. Ms. Desidero asked about the conditions and read the Board what she wrote on the approval. The ARB voted to **positively recommend the application to the Town Board** with the following conditions:

1. Make leaders coming down from gutters the dark bronze color of the siding;
2. Replace azaleas with spirea; replace euonymus with blue rug juniper; replace arborvitae with juniper shrubs; remove climbing hydrangea

Motion to Approve: Mary Larkin

Seconded: Katherine Weber

Voice Vote: 4 to 0 with 1 absent

## **2. AT&T EMERGENCY GENERATOR, 300 Route 22, (Tax Map ID 78.-1.31 ) – Review of an Application for Site Plan Amendment**

This was a review of an application for a Site Plan amendment as referred by the Planning Board. The application contained the following documents:

1. ARB Application, prepared by FDH Velocitel, dated 5/5/16
2. Memorandum to Victoria Desidero, ARB Secretary, from FDH Velocitel, dated 5/6/16
3. T-1, Title Sheet, prepared by FDH Velocitel, dated 3/10/16; last revised 3/24/16
4. C-1, General Notes, prepared by FDH Velocitel, dated 3/10/16; last revised 3/24/16
5. C-2, Site Plan, prepared by FDH Velocitel, dated 3/10/16; last revised 3/24/16
6. C-3, General Plans and Elevations, prepared by FDH Velocitel, dated 3/10/16; last revised 3/24/16
7. C-4, Signage, prepared by FDH Velocitel, dated 3/10/16; last revised 3/24/16
8. C-5, Alarm and Control Details, prepared by FDH Velocitel, dated 3/10/16; last revised 3/24/16
9. E-1, Grounding and Electrical Notes, prepared by FDH Velocitel, dated 3/10/16; last revised 3/24/16
10. E-2, Grounding and Electrical Plan, prepared by FDH Velocitel, dated 3/10/16; last revised 3/24/16
11. E-3, Generator Single Line Diagram, prepared by FDH Velocitel, dated 3/10/16; last revised 3/24/16

12. E-4, Grounding and Electrical Details, prepared by FDH Velocitel, dated 3/10/16; last revised 3/24/16
13. E-2, Foundation Plan and Sections, prepared by FDH Velocitel, dated 3/10/16; last revised 3/24/16

Sunil Schnyder of FDH Velocitel appeared before the Board representing AT&T. He said this cell tower is located on Route 22 by the Indian restaurant. Acting Chairman Frasca said it is down 22 and just behind the bar that recently sold. Mr. Schnyder said the compound is not visible from Route 22 and showed a photo of the entrance to the property. The proposed location for the generator, he said, is in an existing compound behind two cabinets. Acting Chairman Frasca asked if it is natural gas or propane and he said it is diesel and showed a close up photo of the generator. Acting Chairman Frasca asked if this is a replacement generator and he said no, it's new; the other generator there belongs to another carrier. Boardmember Larkin asked some questions about the diesel generator and how it works and Mr. Sunil answered. Acting Chairman Frasca asked how many decibels they will generate and he said he was not sure. Ms. Desidero said the Town Code has a noise ordinance that regulates the allowed decibel level at the property line. Acting Chairman Frasca asked if they are adding any fencing and Mr. Sunil said no, the generator sits on top of a full tank which adds to the overall height. The full tank alone is just over 3 ft. tall, he said. Boardmember Larkin asked what color it is and he showed her a photo saying it is basic gray. The ARB voted to **approve the application** as proposed.

Motion to Approve: Mary Larkin

Seconded: Virginia Stephens

Voice Vote: 4 to 0 with 1 absent

### **3. BULL & BARREL, 988 Route 22, (Tax Map ID 68.5-2-26) – Review of Application for Changes to Commercial Property**

This was a review of an application to amend changes to a commercial property as referred by the Building Inspector. The application contained the following documents:

1. ARB Application, prepared by Rick Cipriani, dated 5/10/16
2. A-100, Outdoor Area, prepared by Architectural Visions, date not legible
3. Material List, prepared by Rick Cipriani
4. Photos of fence

Owners Rick Cipriani and Wendy Wulkan appeared before the Board. Mr. Cipriani said we are here for approval of a fence we put up. Acting Chairman Frasca are you here for the outdoor dining area or just the fence? Mr. Cipriani said let me give you an overview of what was done and we brought samples of everything because we were not sure what was being reviewed. Ms. Desidero said because this didn't go to the Planning Board, they are here for all the changes they are making to the outside of their restaurant. Mr. Cipriani talked about the fence and handed out a photo of the view from the Italian American Club side. He said we are utilizing our existing entrance-way from Route 22 and installed Unilock in the Cassova pattern. He explained the pattern and said it is locked in with concrete on the sides. Ms. Wulkan said we just used the original area that was already there. Acting Chairman Frasca said all you did was replace the old fence with new fencing? Mr. Cipriani showed a photo of the old fence and then explained the outside portable bar they added, the hand washing station. He said we needed to do this because our peak quarters are



the fourth and first of the year and we are trying to increase business in the other two quarters when the weather is nice. Ms. Wulkan said we took out the grass and replaced it with stone. Mr. Cipriani said we put down the commercial filter fabric and put down stone. He explained the benches they are putting there and measures they are taking to keep the dust down. In terms of lighting, he said, there are two ways to enter this outside area: from the inside and the second is from path up from the Route 22 side. It is all ADA compliant, he said. We will add a typical outdoor barn light over the door, he said. Mr. Cipriani explained how the lighting will work for visibility in different areas. He said when (Building Inspector) Michael Levine came out we discussed removing one parking space in the entry way and either lose the two spots and convert to one handicap space or lose it all together, but, he said, we are still discussing that with Michael (Levine). Acting Chairman Frasca said the lighting is pretty minimal out there. Ms. Wulkan said we will probably have some decorative lighting out there. Mr. Cipriani said but not on the onset: we looked last night and the Italian American Club lights up the whole back yard. Acting Chairman Frasca said this is not in any residential area at all so no one will be blinded by the light. He said the stone wall, at the entry way you added a portico. He said walk me through the bar again as it looks like a substantial structure. Mr. Cipriani said it is a concrete pad, like 19 by 16 is the overall dimensions but the bar is 14 by 14 which is concrete cinderblocks. Acting Chairman Frasca said and everything is temporary? Mr. Cipriani said yes, and we are starting with seating for about 70: 20 seats at the bar and 50 on the picnic tables. Boardmember Larkin said the plantings in the front look sparse: the plants are eight feet apart. Ms. Wulkan said we have a photo of the rock wall and we have two and a half feet in front of the wall. She said I spoke to a garden center as well as two independent gardeners and I was thinking I would spread wildflower seeds there for the color and it would be perennial. She said I am not a green thumb so if you have any recommendations... Boardmember Larkin said that is not going to make for a neat and tidy curbside and I wouldn't recommend it. Boardmember Frasca said that would be a lot of maintenance if you want it to look good. Ms. Wulkan said they told me the opposite: that just spread the seeds and it will... I will take all the help I can get with this if you want to tell me something else. She said we want a country-esque feel if possible. Boardmember Larkin said that all sounds very romantic but wildflowers don't work like that. She said what you have on your list is boxwood, hydrangea and evergreens which is very "Greenwich." She said I would suggest you look at the Shell station on the corner of Route 6 across from Lisi's: they do a beautiful job on their landscaping. She said they have grasses, flowering plants and year round it looks lovely. She suggested they take a picture and go to a nursery... Acting Chairman Frasca said this is for an approval by us so whatever we want them to do, it is going to need to be spelled out and memorialized in the Meeting Minutes. Boardmember Larkin said specifically? The Board discussed options for how the landscaping could be done. Ms. Desidero said it isn't going to be spelled out in the Meeting Minutes: we need a landscaping plan because I can't memorialize a landscaping plan in Meeting Minutes. Mr. Cipriani said it is just in front of the 6-ft. long fence and what I would do is go to Home Depot and buy a few plants and put them out there. Ms. Wulkan said we just want it to be pretty with some color. Ms. Desidero said all of this work is done already so you aren't holding them up. If you want a proper landscaping plan, I would ask them to have one done and bring it back, she said, because I can't make it happen in the Minutes. She said they are still going to open for Memorial Day... Mr. Cipriani said no, we aren't but you didn't hold us up. Boardmember Larkin said I'm just saying they can't do wildflowers. She said am I able to say... Acting Chairman Frasca asked how many square feet the space is. Mr. Cipriani said about 90 sq. ft. Boardmember Larkin said if you do them eight

feet apart, you will have five plants. Ms. Desidero said if they don't put in what is already on their list then it needs to be completely explained somehow so it can be enforced. Boardmember Larkin said my comment is usually about quantity and size so I would say these shrubs are fine: they are deer proof, compact, year round and will look decent. I would just increase the quantity by putting them five feet apart on center. Acting Chairman Frasca asked if she has a gage recommendation and she said three gallon to five gallon. Chairman Frasca said it needs to be done as Boardmember Larkin suggested. He said if you decide to do something else, come back here before you do it, otherwise this is memorialized as presented with our suggestions. The applicants said they understood. Ms. Desidero read what she wrote as a condition of approval and the Board agreed with it. Acting Chairman Frasca said all of this is temporary and we won't see it in the winter time? Mr. Cipriani said that is correct. The ARB voted to **approve the project** with the following conditions:

1. Increase the shrubs to every 5 ft. center to center; plant 3 to 5 gallon, depending on the variety.

Motion to Approve: Virginia Stephens

Seconded: Katherine Weber

Voice Vote: 4 to 0 with 1 absent

#### 4. **Approve Meeting Minutes April 27, 2016**

Ms. Desidero said since the Meeting Minutes are so long and only became available for review this afternoon, it would be fine to wait to vote on them at the next meeting so members have time to review them. Everyone agreed.

#### 5. **Close Meeting**

Motion to Approve: Mary Larkin

Seconded: Virginia Stephens

Voice Vote: 4 to 0 with 1 absent

Signed By: \_\_\_\_\_

Thomas Frasca, Acting Chairman

Date: 6/22/16